

# KINGS HILL PARISH COUNCIL

Kings Hill Community Centre, 70 Gibson Drive, Kings Hill, Kent ME19 4LG  
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**TO: All members of the Parish Council**

In accordance with the requirements of the Local Government Act 1972, you are hereby summoned to attend a Meeting of Kings Hill Parish Council's Planning and Transportation Committee on Thursday, 06 November 2025 at 6.00 p.m. The meeting will be held in the Kings Hill Community Centre, 70 Gibson Drive, Kings Hill, ME19 4LG

*Karen Bell*

Karen Bell  
**Clerk to the Council**  
**28 October 2025**

**NOTICE OF MEETING**

**Public Notice of the meeting has been given in accordance with schedule 12, Para 10(2) of the Local Government Act 1972. The Meeting is open to the press and public.**

**Public Participation:** A period of time has been set aside during which the Parish Council invites Questions from Parishioners present (15 minutes is allowed for this part of the meeting, the minute book is closed for this part of the meeting)

**RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND THE USE OF SOCIAL MEDIA):** Members of the public attending this meeting are advised that it may be filmed and recorded. Members of the public are allowed to record the Parish Councillors and Officers from the front of the public seating area only providing it does not disrupt the meeting. Any items in the exempt part of the agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until the member of the public has finished speaking. The use of social media is permitted.

**MOBILE PHONES:** Members of the public are reminded that the use of mobile phones (other than silent) is prohibited at Parish Council and Committee meetings.

**AGENDA**

<b>PT 038</b>	<b>TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCES</b>	
<b>PT 039</b>	<b>TO RECEIVE DECLARATIONS OF INTEREST AND / OR LOBBYING</b>	
<b>PT 040</b>	<b>TO DECLARE AN INTENTION TO RECORD</b>	
<b>PT 041</b>	<b>MINUTES</b>	
	PT 041.1	To approve the minutes from the meeting held on 02 October 2025 (Attached)
	PT 041.2	Matters Arising not included elsewhere on the agenda
<b>PT 042</b>	<b>PLANNING</b>	
	<b>PT 042.1</b>	Planning applications <a href="https://m365.cloud.microsoft/chat/?fromCode=cmcv2&amp;redirectId=73C6FAD40755421D9C3586CA84896EA4&amp;internalredirect=CCM&amp;auth=2#:~:text=use%20this%20link%3A-">https://m365.cloud.microsoft/chat/?fromCode=cmcv2&amp;redirectId=73C6FAD40755421D9C3586CA84896EA4&amp;internalredirect=CCM&amp;auth=2#:~:text=use%20this%20link%3A-</a>

<https://publicaccess2.tmbc.gov.uk/online%2Dapplications/,-%F0%9F%93%9D%20How%20to%20Search>

**PT 042.1.1 To confirm the following representations submitted during the period 03.10.25 to 28.10.25**

**25/01543/PA 76 Beacon Avenue, Kings Hill**  
Section 73 application to vary Condition 2 (Plans list) of planning permission TM/24/01746/PA (two storey rear extension) to allow for internal alterations and removal of rooflight to first floor ensuite.

**NO COMMENT / NO OBJECTION** provided materials matched the existing and were environmentally sustainable.

**25/01598/PA 50 Gibson Drive, Kings Hill**

Section 73 application to vary Conditions 2 (Plans list) and 13 (Arboriculture assessment) of planning permission TM/23/00859/FL (Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development) and Condition 2 (Plans list) of planning permission TM/25/00876 (Non material Amendment to planning permission TM/23/00859/FL to change of approved landscape proposals to allow for boundary treatments to secure care home gardens) to allow for the removal of three pine trees.

**NO OBJECTION** subject to the appropriate consideration and mitigation of environmental concerns, particularly those relating to the loss of mature trees and the impact on local biodiversity and landscape character. KHPC would welcome assurance that suitable replacement planting or ecological enhancements would be incorporated into the revised landscaping proposals to address these concerns.

**25/01623/PA 159A Beacon Avenue, Kings Hill**

Single storey rear extension

**NO COMMENT / NO OBJECTION** subject to the proposed materials matching the existing property and being of a sustainable nature.

**25/01641/PA 4 Hayes Walk, Kings Hill**

Demolition of existing conservatory and erection of single storey rear extension and internal alterations

**NO COMMENT / NO OBJECTION** subject to the proposed materials matching the existing property and being of a sustainable nature.

**25/01657/PA 6 Elan Close, Kings Hill**

Proposed (part) garage conversion

**NO COMMENT / NO OBJECTION** subject to the proposed materials matching the existing property and being of a sustainable nature.

**25/01655/PA 15 Holly Way, Kings Hill**

Lawful Development Certificate  
Proposed: Conversion of loft to habitable room incorporating rear dormer with Juliet balcony and 2 rooflights in front roof slope

**NO COMMENT / NO OBJECTION** subject to the proposed materials matching the existing property and being of a sustainable nature.

**PT 042.1.2 The following are to be considered**

**25/01721/PA 29 Avion Gardens, Kings Hill**

First Floor rear extension, enlargement of existing loft conversion and internal alterations

**25/01760/PA 10 Avion Gardens, Kings Hill**

Lawful Development Certificate  
Proposed – single storey rear extension

**PT 042.2** **Planning Decisions:** The following are to be noted  
<https://m365.cloud.microsoft/chat/?fromCode=cmcv2&redirectId=73C6FAD40755421D9C3586CA84896EA4&internalredirect=CCM&auth=2#:~:text=use%20this%20link%3A-,https%3A//publicaccess2.tmbc.gov.uk/online%2Dapplications,-%F0%9F%93%9D%20How%20to%20Search>

**24/01268/PA** **Gibson Building, Gibson Drive, Kings Hill**  
Listed Building Application: Proposed demolition of a modern corridor link between Gibson East and the Grade II Gibson West building with restoration works to reinstate the original appearance of the east façade of the listed building  
**TMBC APPROVED**

**25/01296/PA** **3 Park Drive, Kings Hill**  
Conversion of garage to habitable room to create an annexe  
**TMBC APPROVED**

**25/01299/PA** **Kings Hill Golf Club**  
Prior approval for the installation of solar equipment on non-domestic premises under Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GDPO) (as amended): Installation of 37 x 450 watt solar panels to roof of greenkeepers maintenance building  
**TMBC PRIOR APPROVAL REQUIRED AND GRANTED**

**25/01335/PA** **3 Garden Way, Kings Hill**  
Lawful Development Certificate Proposed: New Garage  
**TMBC REFUSED**

**25/01356/PA** **47 Waterloo Walk, Kings Hill**  
Lawful Development Certificate /Proposed: Conversion of loft to habitable rooms incorporating a side dormer and 4 x rooflights in the front roof slope  
**TMBC CERTIFIED**

**25/01373/PA** **22 Alderwick Grove, Kings Hill**  
First floor rear extension and conversion of loft to habitable rooms incorporating front and rear dormers  
**TMBC APPROVED**

**PT 042.3** **Planning Appeals:** There are none to note

**PT 042.4** **Planning Enforcement:** There are none to note

**PT 042.5** **Judicial Review in respect of TM/21/00881/OA:** To receive and consider any new information

**PT 042.6** **KCC The Wildlife & Countryside Act 1981: claimed Byway Open to All Traffic – Ketridge Lane, Wateringbury (C458):** To receive information and consider KHPC's response (Previously circulated &) (To follow)

**PT 042.7** **TMBC Local Plan:** To consider any new information received (Previously circulated)

**PT 042.8** **Broadwater Farm:** To receive any new information

**PT 042.9** **Historic Landfill Site:** To receive new information (Attached)

**PT 043** **TRANSPORT**

PT 043.1 Highway Improvement Plan: To receive and consider new information

PT 043.2 Bus Service between Kings Hill and West Malling Train Station and parking at West Malling Train Station (Item requested by Cllr. Barker)

PT 043.3 KCC Highways & Transportation Autumn Seminars: To receive information – Cllr Barker to report

**PT 044** **MATTERS FOR NOTING**

PT 044.1 Parish Fault Reports (October 2025) (Attached)

PT 044.2 Correspondence from Leybourne West Malling Residents

PT 044.3 KCC Jumbo Salt/Sand Mix for Winter

PT 044.4 Introduction from Planning Consultant

PT 044.5 RSATG Newsletter (July – September 2025) (Previously circulated)

PT 044.6 KCC Active Travel Team and Explore Kent – Help Us Shape Kent's New Walking & Cycling Itineraries (Previously circulated)

**PT 045** **DATE AND TIME OF NEXT MEETING:** To confirm as 04 December 2025 at 6.00 p.m.